

FOR LEASE

Prime Beachside Location



Welcome to Hollywood Beach's Next Hot Spot:

Get ready to embrace the vibrant, breezy vibe at 1500 N Broadwalk. This new four-story property, complete with a stunning rooftop, is the perfect canvas for bars, lounges, clubs, and casual dining. Its prime location along the bustling Hollywood Broadwalk promises to draw in both locals and visitors, making it a must-visit destination.

Imagine a lively tiki bar radiating warmth and friendliness, ascending into multiple levels of exciting experiences. Each spacious balcony invites guests to bask in the coastal breeze and soak up the vibrant atmosphere. The rooftop terrace beckons you to unwind with comfortable seating, live music, and 360-degree views of Hollywood. Enjoy breathtaking ocean vistas to the east and the iconic Hard Rock guitar to the west. Every floor offers unique opportunities for lounges and light bites, with the second floor ready for kitchen setup. Located just steps from popular attractions like Margaritaville and Señor Frogs, this space is ideal for beachgoers and locals alike. Capitalize on the unique multilevel setup to provide varied experiences within a single venue, crafting an unparalleled atmosphere and appeal at a prime beach side location.

1. Location and Visibility

- **Property Address:** 1500 N Broadwalk, Hollywood, FL
- **Proximity:** Located directly on the Hollywood Broadwalk with oceanfront views, attracting over 6.4 million visitors annually.
- The Broadwalk Promenade stretches 2.5 miles along the Atlantic Ocean and was named one of the Best Beach Broadwalks by Travel + Leisure magazine.
- **Nearby Landmarks:** The property is just steps away from the Margaritaville Hotel and Senior Frogs, a major tourist destination.
- **Foot Traffic:** Within a 10-mile radius, the population is 1,125,604. High foot traffic, especially during tourist seasons. Average Income: \$82K Median Age: 43 Daily Visitors: 27.2K

2. Property Features and Specifications

Total Rentable Space: 9,017 sq ft

Interior Space: 5,378 sq ft

Exterior Space (Rooftop, Balcony, Cafeteria Seating): 3,639 sq ft

Floors and Layout:

- 1st Floor: 1,194 sq ft
- 2nd Floor: 758 sq ft + 150 Balcony
- 3rd Floor: 770 sq ft + 480 Balcony
- 4th Floor: 770 sq ft + 480 Balcony
- 5th Floor (Rooftop Terrace): 1,169 sq ft
- **Front Patio:** 2,640 sq ft total. Interior - 1,886 sq ft + Sidewalk Outdoor Seating 753 sq foot available on Broadwalk and Hayes Street)
- **Kitchen Features:** The 2nd floor is permitted for a kitchen. A grease trap will be installed, and gas and grease lines are plumbed to each floor.
- **Restrooms:** 4 unisex bathrooms (ADA-compliant).

3. Utilities and Infrastructure

- **Available Utilities:** Electricity, Gas, Water, Sewage, Internet
- **Recent Upgrades:** New shell construction.
- **HVAC System:** HVAC currently installed for Lobby;
- **Grease Trap:** Permitted 500 GB grease trap.
- **Power Supply:**
 - **5-story building:** 456 volts
 - **1-story section:** 250 volts

4. Zoning, Licensing, and Permits

- **Zoning:** Zoned for Restaurant/Bar/Retail use. The bar must close at 1 am, but a permit can be obtained to stay open until 3 am, similar to nearby businesses like Nick's.
- **Permits and Licenses:** No existing permits or licenses (e.g., liquor license, health permits).
- **Signage and Exterior Modifications:** Subject to local regulations and Broadwalk rules.
- **License Transfer/Obtaining Process:** No existing agreements in place.

5. Lease Terms and Conditions

- **Asking Rent:** Please call for pricing.
- **Total Rent (9000 sq ft):** Please call for pricing
- **Lease Type:** NNN (Triple Net Lease). The operator is responsible for property taxes, insurance, and common area maintenance.
- **Utilities and Taxes:** Utility costs vary based on operator usage.



SHORELINE

PROPERTY HIGHLIGHTS

- 1. Unmatched Foot Traffic:** With 6.4 million visitors on the 2.4-mile Broadwalk, this location experiences higher foot traffic density than many areas in Miami-Dade County, totaling 26.5 million visitors annually. This presents a prime opportunity to capture significant visitor spending in a smaller, high-traffic space.
- 2. Beachfront Frontage:** The property boasts 120 feet of oceanfront exposure, with 40 feet along the Broadwalk and 80 feet of depth on a corner lot. The third and fourth floors, along with the rooftop, offer stunning views, surrounded by palm trees and beach vistas. The 80 feet on the side of the building also provide ocean views through wrap-around windows.
- 3. Turnkey with Significant Tenant Improvements:** The property comes with essential tenant improvements already in place, including grease traps, gas lines, and plumbing. It features four restrooms, an elevator, and ready-to-use AC racks. The operator is responsible for installing the kitchen, hood, and completing the interior decoration to finalize the build-out.
- 4. Nearby Parking Availability:** A parking structure just one block north provides ample parking, a key convenience for guests to enhance their overall experience.
- 5. Prime Location for Valet Service:** Located next to a loading zone, the property has easy access for valet or courtesy service, enhancing convenience of guests.
- 6. Rising Development Brings New Customers:** Massive nearby development in the next 1-5 years will create a steady stream of customers seeking a more sophisticated experience, whether it's for dining, lounging, bar-going, or clubbing, moving beyond typical offerings.
- 7. Exclusive Opportunity with Limited Availability:** Properties on the Broadwalk are rarely available, as most owners are long-term landlords who pass them down through generations. This makes prime spots like this a rare find.

